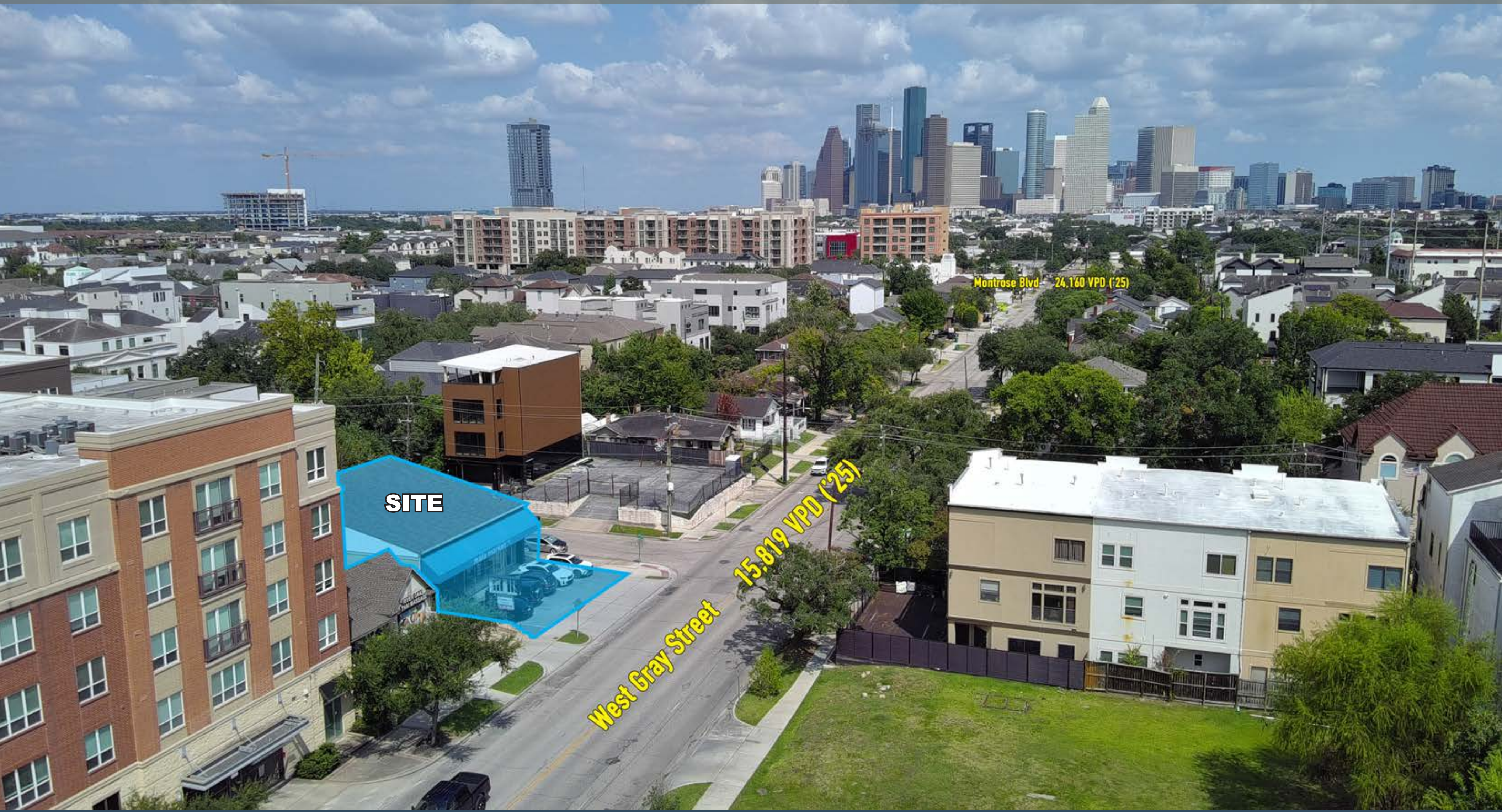
FOR LEASE: ± 5,478 SF | FREESTANDING 2ND GEN RETAIL

1302 W Gray Street, Houston, TX 77019



S&P INTERESTS

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WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Property Overview

Location
1302 W. Gray St. | Houston, TX 77019

Available
± 5,478 SF

Traffic Count
15,819 Cars Per Day

Income
$137,628 within 3 miles

Rooftops
113,403 in 3 mile radius

Population
224,024 in 3 mile radius

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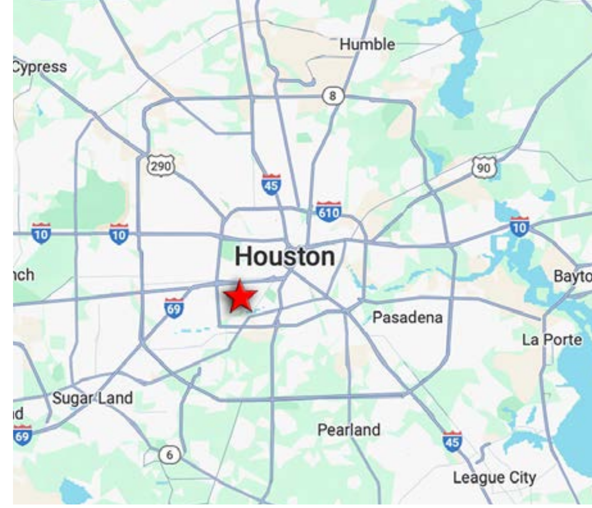

Property Features:

- 2-Story Freestanding Retail Building (5,478 SF)
- Second Generation Retail
- Pylon Signage Available
- High Household Income Area
- Right Of First Refusal Available
- Potential Uses: Retail, Medical, Restaurant, Office
- Close Proximity to Downtown, Rice Village, River Oaks, Galleria, Medical Center

Pricing:

Base: $30/SF | NNN: $6/SF

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	36,616	224,024	512,132
Households	20,674	113,403	240,866
Average HH Income	$140,839	$137,628	$123,388

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	37,998		235,825		533,600	
2024 Estimate	36,616		226,024		512,132	
2020 Census	33,486		198,426		454,924	
Growth 2024 - 2029	3.77%		4.34%		4.19%	
Growth 2020 - 2024	9.35%		13.91%		12.58%	
2024 Population by Age	**36,616**		**226,024**		**512,132**	
Age 0 - 4	2,480	6.77%	15,056	6.66%	34,350	6.71%
Age 5 - 9	1,427	3.90%	9,799	4.34%	25,706	5.02%
Age 10 - 14	918	2.51%	6,780	3.00%	20,128	3.93%
Age 15 - 19	788	2.15%	6,931	3.07%	20,653	4.03%
Age 20 - 24	1,634	4.46%	12,785	5.66%	32,572	6.36%
Age 25 - 29	3,920	10.71%	24,284	10.74%	50,572	9.87%
Age 30 - 34	5,092	13.91%	29,822	13.19%	58,532	11.43%
Age 35 - 39	4,325	11.81%	25,470	11.27%	50,662	9.89%
Age 40 - 44	3,168	8.65%	19,230	8.51%	40,021	7.81%
Age 45 - 49	2,281	6.23%	14,269	6.31%	31,233	6.10%
Age 50 - 54	2,043	5.58%	12,389	5.48%	27,981	5.46%
Age 55 - 59	1,943	5.31%	11,439	5.06%	26,198	5.12%
Age 60 - 64	1,900	5.19%	10,848	4.80%	25,174	4.92%
Age 65 - 69	1,642	4.48%	9,485	4.20%	22,690	4.43%
Age 70 - 74	1,267	3.46%	7,280	3.22%	17,879	3.49%
Age 75 - 79	882	2.41%	4,967	2.20%	12,664	2.47%
Age 80 - 84	505	1.38%	2,910	1.29%	7,897	1.54%
Age 85+	400	1.09%	2,279	1.01%	7,222	1.41%
Age 65+	4,696	12.82%	26,921	11.91%	68,352	13.35%
Median Age	**37.40**		**36.50**		**36.30**	
Average Age	**39.00**		**37.90**		**37.90**	
2024 Population By Race	**36,616**		**226,024**		**512,132**	
White	22,891	62.52%	127,399	56.37%	245,797	47.99%
Black	2,429	6.63%	29,507	13.05%	81,606	15.93%
Am. Indian & Alaskan	190	0.52%	1,342	0.59%	3,772	0.74%
Asian	3,730	10.19%	21,375	9.46%	53,495	10.45%
Hawaiian & Pacific Island	73	0.20%	225	0.10%	389	0.08%
Other	7,302	19.94%	46,176	20.43%	127,073	24.81%
Population by Hispanic Origin	**36,616**		**226,024**		**512,132**	
Non-Hispanic Origin	29,627	80.91%	178,158	78.82%	376,314	73.48%
Hispanic Origin	6,989	19.09%	47,866	21.18%	135,818	26.52%
2024 Median Age, Male	**38.20**		**37.10**		**36.70**	
2024 Average Age, Male	**39.40**		**38.10**		**37.80**	
2024 Median Age, Female	**36.50**		**35.70**		**35.90**	
2024 Average Age, Female	**38.50**		**37.70**		**38.10**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	**31,628**		**192,995**		**427,796**	
Civilian Employed	24,902	78.73%	137,058	71.02%	287,801	67.28%
Civilian Unemployed	558	1.76%	3,806	1.97%	9,783	2.29%
Civilian Non-Labor Force	6,147	19.44%	51,956	26.92%	129,953	30.38%
Armed Forces	21	0.07%	175	0.09%	259	0.06%
Households by Marital Status						
Married	5,830		33,880		76,513	
Married No Children	4,307		23,574		50,466	
Married w/Children	1,523		10,306		26,046	
2024 Population by Education	**31,335**		**183,210**		**399,141**	
Some High School, No Diploma	601	1.92%	8,830	4.82%	32,064	8.03%
High School Grad (Incl Equivalency)	1,939	6.19%	16,413	8.96%	43,743	10.96%
Some College, No Degree	4,393	14.02%	26,364	14.39%	63,655	15.95%
Associate Degree	1,967	6.28%	8,537	4.66%	20,418	5.12%
Bachelor Degree	11,528	36.79%	64,338	35.12%	124,081	31.09%
Advanced Degree	10,907	34.81%	58,728	32.06%	115,180	28.86%
2024 Population by Occupation	**47,746**		**263,111**		**550,309**	
Real Estate & Finance	2,640	5.53%	15,694	5.96%	28,337	5.15%
Professional & Management	23,294	48.79%	126,980	48.26%	240,469	43.70%
Public Administration	519	1.09%	3,071	1.17%	7,119	1.29%
Education & Health	5,228	10.95%	29,988	11.40%	70,082	12.74%
Services	2,308	4.83%	10,507	3.99%	29,294	5.32%
Information	317	0.66%	1,842	0.70%	3,883	0.71%
Sales	4,093	8.57%	21,513	8.18%	47,259	8.59%
Transportation	561	1.17%	3,288	1.25%	9,584	1.74%
Retail	1,504	3.15%	7,827	2.97%	17,548	3.19%
Wholesale	852	1.78%	3,863	1.47%	8,200	1.49%
Manufacturing	2,270	4.75%	11,147	4.24%	21,809	3.96%
Production	640	1.34%	4,676	1.78%	15,303	2.78%
Construction	257	0.54%	3,459	1.31%	11,778	2.14%
Utilities	1,065	2.23%	5,634	2.14%	12,798	2.33%
Agriculture & Mining	1,580	3.31%	9,267	3.52%	16,096	2.92%
Farming, Fishing, Forestry	0	0.00%	68	0.03%	98	0.02%
Other Services	618	1.29%	4,287	1.63%	10,652	1.94%
2024 Worker Travel Time to Job	**20,772**		**114,914**		**248,385**	
<30 Minutes	14,921	71.83%	81,147	70.62%	169,258	68.14%
30-60 Minutes	5,038	24.25%	30,002	26.11%	69,226	27.87%
60+ Minutes	813	3.91%	3,765	3.28%	9,901	3.99%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	**19,047**		**99,223**		**213,359**	
1-Person Households	9,424	49.48%	46,493	46.86%	92,049	43.14%
2-Person Households	6,745	35.41%	34,068	34.33%	69,833	32.73%
3-Person Households	1,641	8.62%	9,542	9.62%	23,844	11.18%
4-Person Households	816	4.28%	5,810	5.86%	16,450	7.71%
5-Person Households	255	1.34%	2,045	2.06%	6,592	3.09%
6-Person Households	110	0.58%	819	0.83%	2,820	1.32%
7 or more Person Households	56	0.29%	446	0.45%	1,771	0.83%
2024 Average Household Size	**1.70**		**1.80**		**2.00**	
Households						
2029 Projection	21,442		118,617		251,470	
2024 Estimate	20,674		113,403		240,886	
2020 Census	19,047		99,223		213,359	
Growth 2024 - 2029	3.71%		4.60%		4.39%	
Growth 2020 - 2024	8.54%		14.29%		12.90%	
2024 Households by HH Income	**20,677**		**113,404**		**240,886**	
<$25,000	2,081	10.06%	15,657	13.81%	39,930	16.58%
$25,000 - $50,000	2,501	12.10%	12,083	10.65%	34,430	14.29%
$50,000 - $75,000	2,813	13.60%	15,088	13.30%	33,608	13.95%
$75,000 - $100,000	2,156	10.43%	12,212	10.77%	25,186	10.46%
$100,000 - $125,000	2,287	11.06%	11,421	10.07%	21,726	9.02%
$125,000 - $150,000	1,595	7.71%	7,944	7.01%	15,598	6.48%
$150,000 - $200,000	2,194	10.61%	11,234	9.91%	20,407	8.47%
$200,000+	5,050	24.42%	27,765	24.48%	50,001	20.76%
2024 Avg Household Income	**$140,839**		**$137,628**		**$123,388**	
2024 Med Household Income	**$108,608**		**$103,638**		**$87,382**	
2024 Occupied Housing	**20,674**		**113,403**		**240,886**	
Owner Occupied	7,473	36.15%	43,102	38.01%	96,940	40.24%
Renter Occupied	13,201	63.85%	70,301	61.99%	143,946	59.76%
2020 Housing Units	**23,458**		**129,951**		**276,938**	
1 Unit	9,294	39.62%	55,783	42.93%	129,471	46.75%
2 - 4 Units	1,882	8.02%	8,207	6.32%	16,969	6.13%
5 - 19 Units	2,528	10.78%	9,733	7.49%	26,252	9.48%
20+ Units	9,754	41.58%	56,228	43.27%	104,246	37.64%
2024 Housing Value	**7,473**		**43,102**		**96,939**	
<$100,000	53	0.71%	620	1.44%	3,834	3.96%
$100,000 - $200,000	136	1.82%	1,385	3.21%	7,808	8.05%
$200,000 - $300,000	822	11.00%	3,753	8.71%	10,294	10.62%
$300,000 - $400,000	1,117	14.95%	8,089	18.77%	16,324	16.84%
$400,000 - $500,000	1,222	16.35%	7,790	18.07%	14,660	15.12%
$500,000 - $1,000,000	3,473	46.47%	14,295	33.17%	28,034	28.92%
$1,000,000+	650	8.70%	7,170	16.63%	15,985	16.49%
2024 Median Home Value	**$555,643**		**$498,895**		**$469,641**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	**23,458**		**130,419**		**277,916**	
Built 2010+	7,255	30.93%	49,258	37.77%	88,843	31.97%
Built 2000 - 2010	5,377	22.92%	24,163	18.53%	43,999	15.83%
Built 1990 - 1999	3,159	13.47%	12,462	9.56%	27,557	9.92%
Built 1980 - 1989	1,685	7.18%	6,749	5.17%	19,863	7.15%
Built 1970 - 1979	1,531	6.53%	5,581	4.28%	17,073	6.14%
Built 1960 - 1969	1,417	6.04%	6,982	5.35%	19,030	6.85%
Built 1950 - 1959	726	3.09%	5,077	3.89%	18,062	6.50%
Built <1949	2,308	9.84%	20,147	15.45%	43,489	15.65%
2024 Median Year Built	**2001**		**2003**		**1997**	

Demographic Trend Report

Description	2020		2024		2029	
Population	**33,486**		**36,616**		**37,998**	
Age 0 - 4	1,315	3.93%	2,480	6.77%	2,697	7.10%
Age 5 - 9	811	2.42%	1,427	3.90%	2,266	5.96%
Age 10 - 14	776	2.32%	918	2.51%	1,567	4.12%
Age 15 - 19	731	2.18%	788	2.15%	1,076	2.83%
Age 20 - 24	2,370	7.08%	1,634	4.46%	1,135	2.99%
Age 25 - 29	5,534	16.53%	3,920	10.71%	2,137	5.62%
Age 30 - 34	5,120	15.29%	5,092	13.91%	3,591	9.45%
Age 35 - 39	3,365	10.05%	4,325	11.81%	4,311	11.35%
Age 40 - 44	2,232	6.67%	3,168	8.65%	3,994	10.51%
Age 45 - 49	1,833	5.47%	2,281	6.23%	3,159	8.31%
Age 50 - 54	1,884	5.63%	2,043	5.58%	2,460	6.47%
Age 55 - 59	1,880	5.61%	1,943	5.31%	2,073	5.46%
Age 60 - 64	1,858	5.55%	1,900	5.19%	1,896	4.99%
Age 65 - 69	1,397	4.17%	1,642	4.48%	1,728	4.55%
Age 70 - 74	1,067	3.19%	1,267	3.46%	1,459	3.84%
Age 75 - 79	662	1.98%	882	2.41%	1,102	2.90%
Age 80 - 84	320	0.96%	505	1.38%	715	1.88%
Age 85+	330	0.99%	400	1.09%	631	1.66%
Age 15+	**30,583**	91.33%	**31,790**	86.82%	**31,467**	82.81%
Age 20+	**29,852**	89.15%	**31,002**	84.67%	**30,391**	79.98%
Age 65+	**3,776**	11.28%	**4,696**	12.82%	**5,635**	14.83%
Median Age	**35**		**37**		**40**	
Average Age	**38.80**		**39.00**		**39.90**	
Population By Race	**33,486**		**36,616**		**37,998**	
White	21,778	65.04%	22,891	62.52%	23,764	62.54%
Black	2,285	6.82%	2,429	6.63%	2,501	6.58%
Am. Indian & Alaskan	148	0.44%	190	0.52%	195	0.51%
Asian	3,294	9.84%	3,730	10.19%	3,883	10.22%
Hawaiian & Pacific Islander	62	0.19%	73	0.20%	67	0.18%
Other	5,868	17.52%	7,302	19.94%	7,588	19.97%

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date